

COMM NW COR OF SE1/4, RUN N 825.
 CONT N 566.67 FT, S 51 DG E 353.
 OF NW CANSA RD, S 37 DG W ALONG

SHERWOOD FOREST-DEEP CREEK LLC
 2326 S PARSONS AVE
 SEFFNER, FL 33584

2026

31-1S-17-04609-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 7,035 TOTAL MARKET VALUE 7,035 SOH/AGL Deduction 3,386 ASSESSED VALUE 3,649 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,649 TOTAL JUST VALUE 7,035 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,035 SALE: 6:3: \$2,906.66/AC. WP SALE: 6:2: SALE IS 2,064.22 AC FOR \$6,000,000 = SALE: 6:1: 12-21-10: MULTI-PRCL SALE. TOTAL AC IN T																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1455/2388</td> <td>12/29/2021</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>7,856,900</td> </tr> </tbody> </table> GRANTOR: GLOBAL PLANTATION INV GRANTEE: SHERWOOD FOREST-DEE 1205/2495 12/01/2010 WD Q I 01 6,000,000 GRANTOR: PLANTATION AT DEEP CR GRANTEE: GLOBAL PLANTATION I										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1455/2388	12/29/2021	WD	Q	I	05	7,856,900
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				04/17/2025	MLU																																						
TOTALS																																											
EXTRA FEATURES																																											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																											
																	TOTAL OB/XF 0																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	3,500.00	3,500.00	7,035																										
REVIEW DATE 04/17/2025 BY MLU Total Acres: 2.01 Total Land Value: 7,035 Market: 0 Agricultural: 0 Common: 7,035 PRINTED 06/22/2026 BY SYS																																											